006.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,252,300 / 1,252,300
					USE VALUE:	1,252,300 / 1,252,300
					ASSESSED:	1,252,300 / 1,252,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG JOSEPH CLARENCE
Owner 2:	DE CARVALHO NAVARRO CHRISTIAN
Owner 3:	
Street 1:	10 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REIDY FRANCIS C--ETAL -
Owner 2:	BOURQUE J M & CIAMPI M A -
Street 1:	167 CROSBY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2960 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	789,900	6,400	456,000	1,252,300
Total Card	0.115	789,900	6,400	456,000	1,252,300
Total Parcel	0.115	789,900	6,400	456,000	1,252,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.07 /Parcel: 423.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5746

GIS Ref

GIS Ref

Insp Date 10/21/17

!605!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	789,900	6400	5,000.	456,000	1,252,300		Year end	12/23/2021
2021	104	FV	755,700	6400	5,000.	456,000	1,218,100		Year End Roll	12/10/2020
2020	104	FV	755,900	6400	5,000.	456,000	1,218,300	1,218,300	Year End Roll	12/18/2019
2019	104	FV	564,700	6400	5,000.	484,500	1,055,600	1,055,600	Year End Roll	1/3/2019
2018	104	FV	564,700	6400	5,000.	353,400	924,500	924,500	Year End Roll	12/20/2017
2017	104	FV	531,600	6400	5,000.	307,800	845,800	845,800	Year End Roll	1/3/2017
2016	104	FV	531,600	6400	5,000.	262,200	800,200	800,200	Year End	1/4/2016
2015	104	FV	469,300	6400	5,000.	256,500	732,200	732,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:44:33

LAST REV

Date	Time
11/06/17	08:08:56
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 605

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REIDY FRANCES C	42666-491		4/30/2004		660,000	No	No		
	21412-507		9/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	5746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2016	576	Porch	10,760					repair porch
5/29/2013	756	Re-Roof	10,960	C				
3/2/2006	137	Redo Kit	33,665	C		G8	GR FY08	2ND FLR KIT & BUIL
7/30/2002	611	Redo Bat	9,000	C		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
4/7/2009	Meas/Inspect	189	PATRIOT
5/17/2006	Permit Visit	BR	B Rossignol
10/27/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00472975
Const Adj.:	0.98000199
Adj $ / SQ:	177.235
Other Features:	151750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827998
Depreciation:	38088
Depreciated Total:	789910

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

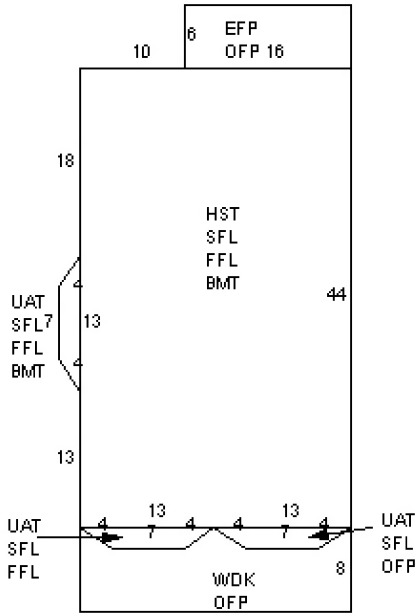
No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.96
Special Features:	0	Val/Su Net:	168.53
Final Total:	789900	Val/Su SzAd	266.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,204	177.230	213,391
FFL	First Floor	1,184	177.230	209,846
BMT	Basement	1,164	53.170	61,890
HST	Half Story	572	177.230	101,378
OFP	Open Porch	284	21.860	6,209
WDK	Deck	168	11.710	1,968
EFP	Enclos Porch	96	54.470	5,229
UAT	Upper Attic	15	70.890	1,063
	Net Sketched Area:	4,687	Total:	600,974
Size Ad	2960	Gross Area	5304	FinArea 2960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	GD	1910	20.68	T	30	104			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc